

Chad Alexander Collins and  
Tracy Lynn Matlock Collins  
2345 Johnston Road  
Hernando, MS 38632  
901-491-3061  
662-449-5754

GRANTORS

TO

SPECIAL WARRANTY DEED

Chad Alexander Collins  
2345 Johnston Road  
Hernando, MS 38632  
901-491-3061  
662-449-5754

GRANTEE

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For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, being twenty five thousand dollars (\$25,000.00) to be paid within ninety (90) days of the entry of the Judgement of Divorce, pursuant to the Judgment of Divorce entered on the 21st day of July, 2005, by the Chancery Court of DeSoto County, Mississippi in cause number 04-02-0261 styled Tracy Lynn Matlock Collins, Plaintiff vs. Chad Alexander Collins, Defendant, the receipt and sufficiency of all of which is hereby acknowledged, we Tracy Lynn Matlock Collins, and Chad Alexander Collins, Grantors do hereby sell, convey, and warrant unto Chad Alexander Collins, Grantee, the house and lot lying and being situated in the City of Hernando, DeSoto County, Mississippi, described as follows, to-wit:

3.16 acres, more or less, acre tract of land located in part of the northeast quarter of the northwest quarter of Section 14, Township 3 South, Range 7 West, DeSoto County, Mississippi and is further described as follows:

Beginning at an old fence corner being the northwest corner of said section thence south 3 degrees 55'9" east 883.42 feet along west line of said section; thence north 85 degrees 37'27" east 2549.02 feet to a 1" pipe set in the west right of way of Johnston Road; thence south 4 degrees 46'0" east 229.59 feet along said right of way to a 1" pipe set; thence south 85 degrees 37'27" west 600.01 feet to a 1" pipe set; thence north 04 degrees 46'00" west 229.59 feet to

H.R. Garner  
BL Pg

a 1" pipe set; thence north 85 degrees 37'27" east 600.01 feet to a 1" pipe set being the point of beginning containing 3.16 (more or less) acres (137.751 more or less square feet) of land being subject to all codes, regulations and revisions, subdivision covenants, easements and rights of way on record.

The warranty in this Deed is subject to subdivision restrictions, building lines; health department, zoning and other regulations in effect in the City of Hernando, DeSoto County, Mississippi, rights of way and easements for public roads, flowage, and utilities.

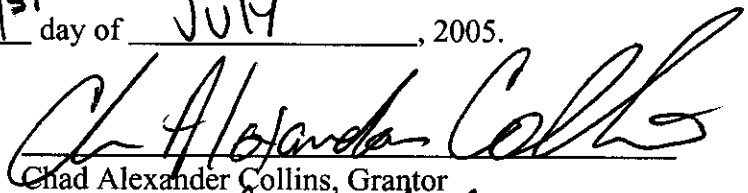
Possession shall pass upon delivery to the Grantee.

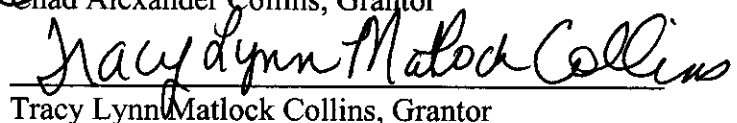
Taxes for the year 2005 shall be assumed by the Grantee.

The above described real property was awarded to Defendant/Grantee, Chad Alexander Collins, as his separate property, and is property which was acquired through joint efforts of the Plaintiff and Defendant and is the common property of both and should be held for ascertainment and adjudication of the Plaintiff's interest in said property until the twenty five thousand dollars (\$25,000.00) for same is paid full by Chad Alexander Collins to Tracy Lynn Collins.

FOR THE COLLECTION OF ALL AMOUNTS AND ACCOMPLISHMENT OF ALL THINGS IN ORDER TO BE DONE HEREIN LET EXECUTION AND ALL OTHER APPROPRIATE PROCESS ISSUE.

Witness our signatures this the 21<sup>st</sup> day of JULY, 2005.

  
Chad Alexander Collins, Grantor

  
Tracy Lynn Matlock Collins, Grantor

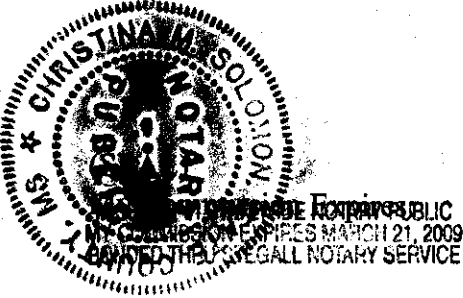
STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority at law, in and for the state and county aforesaid, the within named Chad Alexander Collins, Grantor, who acknowledged that he signed and delivered the above and foregoing Deed on the day and year therein mentioned, as his free act and deed for the purposes and consideration as therein expressed.

Sworn to and subscribed before me this the 21<sup>st</sup> day of July, 2005.

Christina M. Solomon  
Notary Public



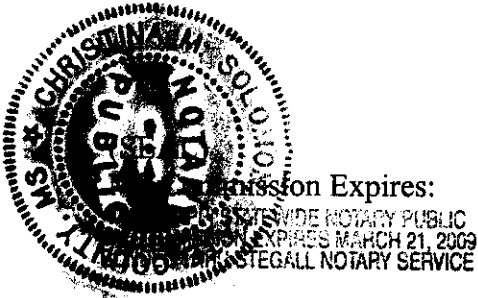
STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority at law, in and for the state and county aforesaid, the within named Tracy Lynn Matlock Collins, Grantor, who acknowledged that she signed and delivered the above and foregoing Deed on the day and year therein mentioned, as her free act and deed for the purposes and consideration as therein expressed.

Sworn to and subscribed before me this the 21<sup>st</sup> day of July, 2005.

Christina M. Solomon  
Notary Public



PREPARED BY:

H.R. Garner, Esq.

P.O. Box 443

Hernando, MS 38632

662-429-4411

No title work done and none requested

**PREPARER'S STATEMENT AND INDEXING INSTRUCTIONS**

TYPE OF INSTRUMENT:

(X) SPECIAL WARRANTY ASSUMPTION DEED

PREPARER'S NAME AND ADDRESS:

(X) H. R. Garner  
Attorney at Law  
283 Loshier Street  
Hernando, MS 38632  
662-429-4411

INDEXING INSTRUCTIONS:

Please index in the northeast quarter of the northwest quarter of Section 14, Township 3 South, Range 7 West, DeSoto County, Mississippi

TENDERED FOR RECORDING BY (PLEASE RETURN TO):

(X) H. R. Garner  
Attorney at Law  
283 Loshier Street  
Hernando, MS 38632

Grantors:

Chad Alexander Collins  
Tracy Lynn Matlock Collins  
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Grantee:

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